



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C231131/>
and at these location(s):

**New York Public Library –
Washington Heights Branch**
1000 Saint Nicholas Ave.
New York, NY 10032
(212) 923-6054

Manhattan Community Board 12
530 West 166th Street, 6th Floor
New York, NY 10032
(212) 568-8500

**Repositories may be temporarily
unavailable due to COVID-19 precautions.
If you cannot access the online repository,
please contact the NYSDEC project
manager listed below for assistance.*

Who to Contact

Comments and questions are welcome and
should be directed as follows:

Project-Related Questions

Steven Wu, Project
Manager NYSDEC
47-40 21st Street
Long Island City, NY 11101-5401
(718) 482-6725
steven.wu@dec.ny.gov

Project-Related Health Questions

Shaun Surani
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower - Room 1787
Albany, NY 12237
(518) 402-1338
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

M4778 Broadway LLC
4778 Broadway
New York, NY 10034

June 2021

SITE No. C231131
NYSDEC REGION 2

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the M4778 Broadway LLC site ("site") located at 4778 Broadway, Manhattan, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **June 10 through July 24, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231131/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential use remedy consists of:

- Excavation and removal of at least seven underground storage tanks (USTs);
- Excavation and off-site disposal of contaminated soil to 15 feet below surface grade across the majority of the site, and to 6 feet below surface grade along the southwestern boundary of the site;
- Treating remaining contaminated soil and groundwater through injection of chemical oxidants into the subsurface;
- Importing clean material that meets the established soil cleanup objectives (SCOs) for use as backfill;
- Remediating contaminated groundwater through pumping and off-site disposal;
- Installation of a vapor barrier and an active sub-slab depressurization system (SSDS) beneath the new building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor intrusion into the building;
- Placement of a cover system to address contamination remaining above restricted residential use SCOs;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by M4778 Broadway LLC (“applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is located in an urban area on the southeast side of Broadway, between Dyckman Street and Academy Street in Manhattan, NY. The area surrounding the site consists of mostly commercial and residential properties. The site is approximately 0.28 acres in size. The site is currently vacant and was most recently occupied by a commercial car wash facility from approximately 1988 to 2017. From approximately 1921 to 1988, the property was occupied by a gasoline filling and service station.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231131) at:
<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) which are present on the northern portion of the site in soil, groundwater, and soil vapor primarily in the area of the USTs.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:
<https://www.dec.ny.gov/chemical/8450.html>

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

